

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

SEPTEMBER 15, 2009

Partnership with the Exposition Park West Asset Leasing Corporation for Parking Services at USC Home Football Games

The County of Los Angeles (the "County") owns an office building at 3965 South Vermont Avenue, Los Angeles, along with an adjacent 200-vehicle parking facility (Parking Structure), which is occupied by the County's Probation Department and a nonprofit entity. The Parking Structure is not utilized on the weekends and is considered surplus to County needs during that time.

Given that this County-owned site is located across from the University of Southern California (USC) campus and USC's national prominence as a championship football team, the demand for parking for USC home football games at the Los Angeles Coliseum exceeds the capacity of the campus and local facilities. USC's remaining home games scheduled for this year will take place on September 26, October 24, November 14, November 28, and December 5 (Proposed Dates).

The Exposition Park West Asset Leasing Corporation (EPWLAC), a nonprofit

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MOTION

MOLINA _____

RIDLEY-THOMAS _____

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ANTONOVICH _____

KNABE _____

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corporation, is the landlord of the County's Department of Public Social Services facility at 3833 South Vermont, Los Angeles. EPWLAC has agreed to facilitate the short-term management of the County-owned Parking Structure, whereby it will provide a parking operator, parking attendant, security guards and post-event cleanup at the Parking Facility for the Proposed Dates. The parking operator will set the parking rates, collect the parking fees for use of the Parking Structure, and provide the County and EPLAWC with equal shares of the net proceeds, after an accounting of the operating expenses has been established and deducted from the gross revenue. The County shall receive a copy of the accounting records and its share of the net proceeds within 10 days after each event is held.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS FIND THAT:

- The Parking Structure located at 3965 South Vermont Avenue, Los Angeles, is surplus to any present or foreseeable County needs on the Proposed Dates of September 26, October 24, November 14, November 28, and December 5;
- The proposed use of the Parking Structure is categorically exempt from California Environmental Quality Act; and
- The use of the Parking Structure shall serve a public purpose, which will benefit the County of Los Angeles and its residents.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS INSTRUCT AND
AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO:**

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- Issue a Permit to the Exposition Park West Asset Leasing Corporation (EPWALC) which will accommodate the use of the Parking Structure during the Proposed Dates, conditioned upon the County and EPWALC receiving equal shares of the net proceeds, after the accounting of the operating expenses has been established and deducted from the gross revenue, with the County to receive a written copy of the accounting records establishing the operating expenses and its equal share of the net proceeds within ten days after each Proposed Date has passed.
- Allocate any revenue received from these events into a designated Capital Projects account to be used for capital projects and improvements within the Exposition Civic Center.

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